

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

Planning Lists for (cancelled) Meeting 9 December 20

List 46- 49 included (4 December 20)

DECISIONS

APP/20/01155/F

09/10/20

3A Shore Road (Utopia)

This application was **Granted** permission on 4 December 20, which was unfortunate, as the immediate neighbour and BPC CRA had just registered objections (too late). This is a revised scheme to make significant changes to this modern house. Although the revised scheme no longer includes a swimming pool at the front, it still causes some problems for the immediate neighbours. It was unusual for a decision to be made so quickly.

APP/20/00906/F

12/08/20

20 Leicester Road

This application for a single storey extension was **Granted** permission on 27 November 20, which is not surprising. Meanwhile, this property still has a plot next to the main road which looks like a building site, even though three attempts to get permission for an extra house have failed.

APP/20/00677/F

09/07/20

7 Chaddesley Glen

The BCP Planning Committee **Granted** permission on 26 November 20 for this block of 8 flats, one storey higher than the block of 5 which had already been approved in December 2018. The Case Officer stated that the plans had been changed sufficiently to justify approval, and that neighbours would not be seriously affected.

APP/19/01569/F

06/01/20

Carisbrooke, 172 Canford Cliffs Road

The BCP Planning Committee **Granted** permission on 26 November 20 for this McCarthy & Stone development of 60 assisted living/extra care apartments. However, a decision notice has not yet been posted on the planning website.

APP/20/01089/F

28/09/20

66 Lilliput Road

This application for 2 large houses to replace the existing one has been **Granted** permission on 23 November 20. The immediate neighbours have accepted revised plans which have reduced the impact on their privacy. It is worth noting that this new plan is much less damaging than a number of previous ones which were rejected.

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APP/20/00407/F

27/04/20

3 Brudenell Road

This site has had a long history of failed applications to replace the (now demolished) detached house. Finally, permission has been **Granted** on 23 November 20 for a block of 6 apartments, with 2 detached houses at the rear. The various neighbours have not been happy about this, but at least the future of the site has now been resolved.

APP/18/01072/F

16/08/19

2 Wilderton Road

On 17 November 20, the Planning Inspector **Allowed** the appeal for this block of 25 flats. He stated that there was no viable alternative to preserve the existing listed building, and accepted that the revised scheme was less damaging to protected trees. The many neighbours who have spent years objecting to these plans are obviously upset. Hopefully the final building will not have too damaging an impact on the local area.

APPEALS

APP/20/00698/F

10/07/20

12 Eaton Road

The existing house here has a garden to the side with a steep slope, and a garage at the bottom of the slope next to the road. The proposal is to build a second house and 2 garages in this garden area. Another example of "site-splitting" in the Chester Road Conservation Area. Neighbours are upset, particularly as a previous attempt to build a block of flats was refused. BPC CRA has made an objection. An appeal has now been lodged, based on the delay in making a decision, and confirmed on 1 December 20.

APP/20/00932/F

10/07/20

4 Western Road

This is another revised scheme, which seems to be very similar to the second one. Some changes to balconies have been made, but the neighbours remain very upset about the replacement of a bungalow with a block of flats, with still no attention being paid to the access arrangements. An appeal has been lodged and confirmed on 1 December 20, due to the delay in a decision. Meanwhile, the separate application to add a second storey to the existing bungalow (**APP/20/01162/PA**) has been **Granted** permission on 2 December 20.

APP/20/00424/F

09/04/20

7 Canford Cliffs Avenue

This site-splitting proposal was objected to by a large number of residents in this road and in Widdicombe Avenue. The application was **Refused** on 18 September 20. An appeal has now been lodged, on 27 November 20, but not yet confirmed.

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APP/19/01531/F

17/12/19

2 Chesterfield Close

This site-splitting proposal was **Refused** on 21 April 20, but an appeal has now been lodged, confirmed on 27 October 20. After some delay, the grounds of appeal were available on 25 November 20. As usual, the consultants are using other examples of site-splitting in the Conservation Area as a "precedent".

APP/19/00265/P

10/10/19

Flaghead Cliffs

This application for 12 Beach Huts was **Refused** on 6 April 20, but an appeal has now been lodged, confirmed on 9 October 20. It still does not seem appropriate for this sylvan area.

APP/20/00456/F

18/05/20

16 Western Road

The second application for this large house to replace a bungalow was not decided in time, so an appeal has been lodged, confirmed on 16 September 20. The appeal documents also include the original proposal, which was even larger.

APPLICATIONS

APP/20/01233/F

11/11/20

9 Brudenell Road

This site, which is effectively on Haven Road, has a history of contentious applications. This latest one is seeking to add another storey to the existing accepted plan for a block of 8 flats, to give 9 flats instead. Unfortunately, this would seriously impare the views from the houses above the site. BPC CRA has lodged an objection, but of course there are very few immediate neighbours.

APP/20/00900/F

05/10/20

28 Bury Road

This is a proposal to replace a tennis court with a detached house. The site already has a history of similar attempts, and this one would be particularly damaging for the house on Canford Cliffs Road which backs on to it. There is also concern about the impact on the footpath which joins Canford Cliffs Road to Bury Road. As this is in a Conservation Area, the site-splitting should not be allowed. BPC CRA has lodged an objection.

APP/20/01013/F

30/09/20

2A Martello Park

This development has now been acquired by another developer (Fortitudo) who have once more applied for permission to add an extra flat on the 5th floor, even though this was previously rejected. The immediate neighbours are understandably upset. BPC CRA has registered an objection, but it is wrongly labelled as "Society for Poole".

APP/20/01079/F

25/09/20

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49 Links Road

This is a bungalow next to the entrance to Parkstone Golf Club, and near a busy crossroads. There is already permission for two semi-detached houses, but this is a more aggressive proposal for two "linked" detached houses. It would mean replacing a 3-bedroom property with 7 bedrooms, and the parking arrangements are quite inadequate. BPC CRA has registered an objection. At the moment, the whole of Links Road consists of single detached houses, and it does not seem appropriate to change that.

APP/20/00276/F

12/03/20

2-4 Leicester Road

This is another proposal to demolish three bungalows and replace them with three blocks of flats (37 in total). Once more, this site is on the edge of the Branksome Park Conservation Area, and another major issue is the impact on traffic, on the stretch between Lindsay Road and Penn Hill. BPC CRA has registered an objection, but there have only been about 10 comments from neighbours, as the site is surprisingly isolated due to all the roads and the Penn Hill car park. One comment describes the existing bungalows as "an eyesore", and says the new building would be more welcoming! The site is of course quite close to the McCarthy & Stone development in Lindsay Road. The BCP Highways Authority has recommended **Refusal** due to the impact on traffic.

APP/19/01224/P

31/10/19

2 & 2A Burton Road (22 Balcombe Road)

As soon as the flats at 18/20 Balcombe Road were granted permission, this new application appeared for the corner site. The proposal is another block of 37 flats with access and parking. This plot is actually within the Conservation Area, and the plan should not be considered acceptable. There are now at least 45 objections, including one from BPC CRA. Both of our Councillors (May and Mohan) have arranged for this application to be "called-in".